



City Council Memorandum

To: Mayor Fasbender & City Councilmembers
From: Justin Fortney, City Planner
Date: July 17, 2023
Item: Resolution – Minor Subdivision – 1450 4th Street West - Shepherd of the Valley Lutheran Church

Council Action Requested:

Review and act on the attached resolution, which will divide the subject parcel into two separate parcels.

A simple majority is required for action.

Background Information:

Shepherd of the Valley Lutheran Church received approval for rezoning of the eastern half of their property from R-1 to R-2 in 2020. This was to facilitate sale and development of the eastern half of the property.

Subdividing the parcel will allow the prospective developer to purchase the property and subsequently seek land use approvals as the owner.

Financial Impact:

N\A

Advisory Commission Discussion: The Planning Commission recommended approval of the request at their July 10, 2023 meeting (5-0).

Council Committee Discussion:

N\A

Attachments:

- Resolution
- July 10, 2023 PC Staff Report

HASTINGS CITY COUNCIL

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS
APPROVING A MINOR SUBDIVISION OF PROPERTY GENERALLY LOCATED AT 1450 4TH STREET WEST**

Council member _____ introduced the following Resolution and moved its adoption:

WHEREAS, Rebound Group LLC. has initiated consideration of a minor subdivision on property owned by Shepard of the Valley Lutheran Church to split a four-acre parcel generally located at 1450 4th Street West, legally described as Lot 1, Block 1, Schumacher Third Addition, Dakota County Minnesota; and

WHEREAS, on July 10, 2023, a review of this minor subdivision was held before the Planning Commission of the City of Hastings; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS:

That the request to subdivide the property is hereby approved.

Council member _____ moved a second to this resolution, and upon being put to a vote it was unanimously adopted by all Council members present.

Adopted by the Hastings City Council on July 17, 2023 by the following vote:

- Ayes:
- Nays:
- Absent:

ATTEST:

Mary Fasbender, Mayor

Kelly Murtaugh, City Clerk

(City Seal)

I HEREBY CERTIFY that the above is a true and correct copy of the resolution presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on July 17, 2023, as disclosed by the records of the City of Hastings on file and of record in the office. X-C-01

Kelly Murtaugh, City Clerk

(SEAL)

This instrument drafted by:
City of Hastings (JJF)
101 4th St. East
Hastings, MN 55033



Planning Commission Memorandum

To: Planning Commission
From: Justin Fortney, City Planner
Date: July 10, 2023
Item: Minor Subdivision – 1450 4th Street West - Shepherd of the Valley Lutheran Church

Planning Commission Action Requested Hold a public hearing and recommend action on the minor subdivision request of Rebound Group LLC. This action will create two separate parcels.

Background information: Shepherd of the Valley Lutheran Church received approval for rezoning of the eastern half of their property from R-1 to R-2 in 2020. This was to facilitate sale and development of the eastern half of the property.

The proposed minor subdivision will create a saleable parcel that may be purchased by the applicant. After purchase of the parcel, the applicant proposes to apply for approvals for about 15 townhomes.

Notification: Notification of the request was published and mailed to all property owners within 350 feet. No comments have been received.

Comprehensive Plan Classification: The 2040 Comprehensive Plan designates the property as Medium Density Residential.

Zoning Classification: The property is zoned R-1, Low Density Residence on the western half and R-3 Medium-High Density on the eastern half.

Adjacent Zoning and Land Use

Direction	Property Use	Zoning	Comp Plan
North	Townhomes	R-3 PRD	Medium Density Residential
East	Townhomes	R-3 PRD	Medium Density Residential
South	Twinhomes and townhomes	R-3 PRD	Medium Density Residential
West	Townhomes	R-3 PRD	Medium Density Residential

Existing Condition: The western half of the property is developed with a church. There is a large parking lot and driveway that extend onto the eastern half of the property.

Minor Subdivision Review The two separate parcels meet the minimum lot size requirements. Additionally, review must determine that the subdivision will not leave parcels with deficiencies to any existing development.

Setbacks: Setbacks for the church will remain adequate after subdividing the property.

Parking: Nearly half of the upper parking lot and driveway to Whispering Lane will be removed from use by the church. It does not appear the church uses this full parking area and has adequate access to 4th Street West.

The church was originally planned for a greater seating, but the sanctuary configuration was changed and greatly lowered its seating capacity. The owners state that the lower parking lot receives more use on Sundays than the upper lot. They intend to expand the lower parking lot in the coming years with successful fundraising. X-C-01

The seating capacity of the church is 110. At a required parking ratio of one space to three seats, 37 parking stalls are required. The proposed action will result in 45 parking stalls remaining on site.

Attachments

- Aerial photograph
- Subdivision aerial overlay
- Site photographs
- Minor subdivision Survey



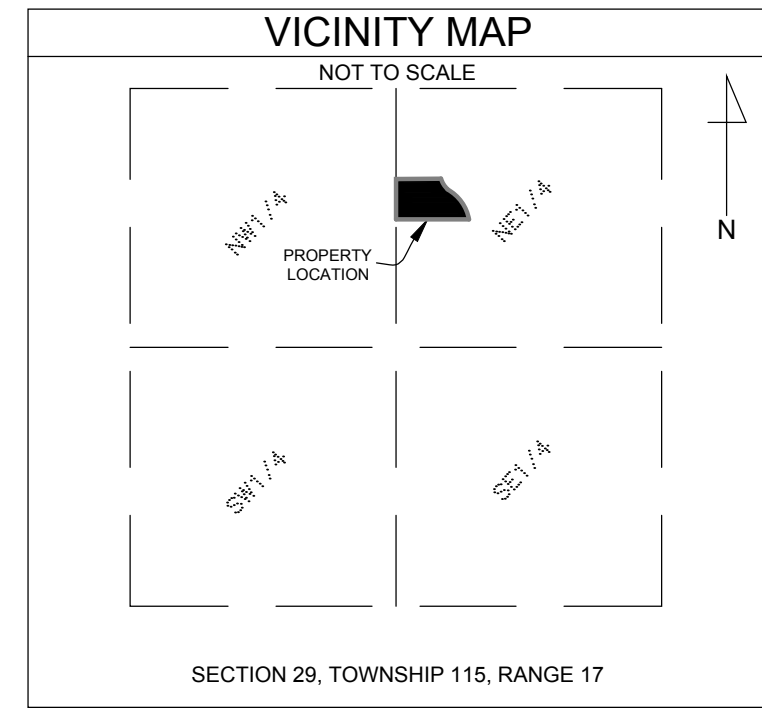
X-C-01



X-C-01



CERTIFICATE OF SURVEY



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Jonathan D. Schuette
 PRINTED NAME: Jonathan D. Schuette
 DATE: 6/15/2023 LICENSE #: 45352

PREPARED FOR:
HASTINGS HOUSING

1450 4TH STREET,
 HASTING, MN

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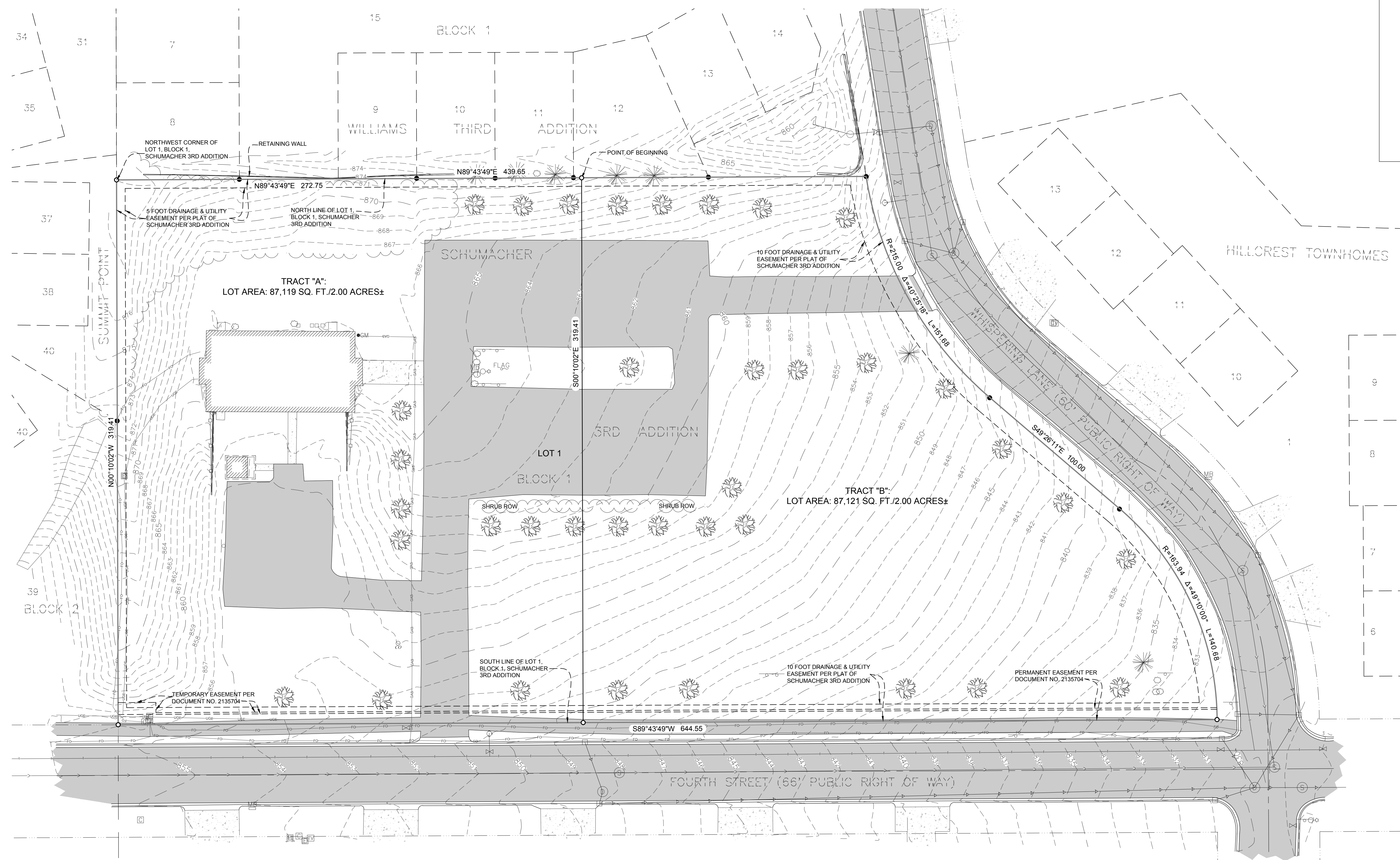
DRAWN BY: JDS

CHECKED BY: JDS

PROJECT NO.: 00023020

NO.	DATE	DESCRIPTION

CERTIFICATE OF SURVEY



SURVEY NOTES:

- The address of the subject property is 1450 4th Street, Hasting, MN.
- Said described property is located in Zone X (area determined to be outside the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Community Panel No. 27037C0257E published by the Federal Emergency Management Agency, effective date of December 2, 2011.
- Gross land is 174,240 square feet ± or 4.00 acres ±.
- All elevations are based on NAVD88.
- Utility Note: The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has physically located the underground utilities per Gopher One Call Ticket No. 230930289.

EXISTING LEGAL DESCRIPTION:

Lot 1, Block 1, Schumacher 3rd Addition, Dakota County, Minnesota.

PROPOSED LEGAL DESCRIPTION "TRACT A":

That part of Lot 1, Block 1, Schumacher 3rd Addition, according to the recorded plat thereof, Dakota County, Minnesota lying west of the following described line; commencing at the northwest corner of said Lot 1; thence North 89 degrees 43 minutes 49 seconds East, assumed bearing along the north line of said Lot 1, a distance of 272.75 to the point of beginning; thence South 00 degrees 10 minutes 02 seconds East, 319.41 feet to the south line of said Lot 1.

PROPOSED LEGAL DESCRIPTION "TRACT B":

That part of Lot 1, Block 1, Schumacher 3rd Addition, according to the recorded plat thereof, Dakota County, Minnesota lying east of the following described line; commencing at the northwest corner of said Lot 1; thence North 89 degrees 43 minutes 49 seconds East, assumed bearing along the north line of said Lot 1, a distance of 272.75 to the point of beginning; thence South 00 degrees 10 minutes 02 seconds East, 319.41 feet to the south line of said Lot 1.

LEGEND	
	PLATTED & EXISTING LOT LINES
	EXISTING RIGHT OF WAY
	EASEMENT LINES
	BOUNDARY LINE
	WOOD FENCE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATERMAIN
	UNDERGROUND FIBER
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS LINE
	BUILDING
	CONCRETE PAVEMENT
	BITUMINOUS PAVEMENT
	HYDRANT
	GATE VALVE
	SANITARY MANHOLE
	SANITARY SEWER CLEANOUT
	STORM MANHOLE
	CATCH BASIN
	SHRUB
	TV PEDESTAL
	COMMUNICATION PEDESTAL
	GAS METER
	SIGN
	BOLLARD
	MAILBOX
	FLAG POLE
	DECIDUOUS TREE
	CONIFEROUS TREE

